



Mark H. Shear

Berman Property Solutions

201 Park Ave. Worcester, MA 01609 508-769-9419 mshear@bermanpropertysolutions.c om

Details on the property located at

8 Massasoit Rd Worcester, MA 01604

MLS # 3414132 Multi Family - 3 Family - 3 Units Up/Down

List Price: \$275,000

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Multi Family - 3 Family - 3 Units Up/Down

8 Massasoit Rd List Price: \$275,000

Worcester, MA 01604 Worcester County Color: Yellow/Tan

Total Floors: 3 Total Rooms: 15
Total Units: 3 Total Bedrooms: 6
Total Rent: \$0 Total Bathrooms: 3f 0h
Grade School: Rice Elementary Total Fireplaces: 0

Middle School: Worcester East

High School:

Approx. Acres: **0.16 (6,875 SqFt)** Approx. Street Frontage:

Directions: 8 Massasoit Rd is near intersection w/Route 122/GRAFTON ST.

Parking lots/street parking all around

Remarks

INVESTORS/CONTRACTORS: This 15 RM, (6) B.R., (3) Bath (3) Family home is empty of tenants and ready to go! It shows great bones but is in need of updating and some T.L.C. It has 3,438 Sq/Ft of Living area on three floors and sits on a 6,875 Sq/ft Lot w/ a 3-car garage in the rear, off street parking and a fenced rear yard area. This home boasts a flowing floor plan w/ hardwood floors, turn of the century charm w/wood stairs, banisters, moldings & built-ins. It has an unfinished (outside accessible) large basement for projects, storage & utilities. The home's many closets provides ample storage for all your needs., Its location offers terrific access to public transportation and is just minutes from I-290/ Downtown, Walk to nearby shopping, restaurants, recreation & schools.It has separately metered natural gas for heating, cooking and laundry with separated meters and separated elect meters & updated circuit breaker panels, city water & sewer. This is a great investment opportunity!

Property Information

Approx. Living Area Total: **3,438 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **3,438 SqFt** Approx. Below Grade: Living Area Disclosures: **Heating System(s) may need replacement**

Heat/Cool Units: **3 /0** Heat/Cool Zones: **3 /0** Parking Spaces: **3 Off-Street, Paved Driveway, On** Garage Spaces: **3**

Street Without Permit

Disclosures: Heating system(s) may need replacement, garage a/c electric on 2nd floor meter vs. Landlord meter.

Annual Expenses

Heating:Repair & Maintenance:Management:Gross Income:Gas:Trash Removal:Miscellaneous:Gross Expenses:Electricity:Sewer:Ann. Prop. Oper. Data: NoNet Income:

Water: Insurance: Annual Expense Source:

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**

Rooms: Kitchen, Living RM/Dining RM Combo, Mudroom

Interior Features: Balcony/Deck, Hardwood Floors, Bathroom With Tub

Heating: Hot Water Radiators, Gas

Cooling: None

Unit #2

Rooms: 5 Bedrooms: 2 Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 2 Rent: 0 Lease: No

Rooms: Kitchen, Living RM/Dining RM Combo Interior Features: Balcony/Deck, Hardwood Floors

Cooling: None

Unit #3

Rooms: 5 Bedrooms: 2 Bathrooms: 1f Oh Fireplaces: 0 Levels: 1 Floor: 3 Rent: 0 Lease: No

Rooms: Kitchen, Living RM/Dining RM Combo Interior Features: Balcony/Deck, Hardwood Floors

Features

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station, University

Basement: Beach: **No**

Construction: Frame

Electric: 110 Volts, Circuit Breakers, Individually Metered

Exterior: Vinyl, Stone

Other Property Info

Disclosure Declaration: No

 ${\bf Exclusions:} \ {\bf All} \ {\bf items} \ {\bf left} \ {\bf on} \ {\bf premises} \ {\bf at} \ {\bf time} \ {\bf of} \ {\bf auction}$

will become the property of the Buyer.

Green Certified: **No**Facing Direction: **Northeast**Lead Paint: **Unknown**UFFI: Warranty Features: **No**

Year Built: 1923 Source: Public Record

Exterior Features: Balcony, Gutters, Fenced Yard

Flooring: Wall to Wall Carpet, Varies Per Unit, Laminate, Hardwood

Foundation Size:

Foundation Description: Concrete Block

Hot Water: **Natural Gas, Tank**Lot Description: **Paved Drive, Level**

Road Type: Public, Publicly Maint., Sidewalk Roof Material: Asphalt/Fiberglass Shingles

Sewer Utilities:

Sewage District: Worc

Utility Connections: for Gas Dryer

Water Utilities: City/Town Water, Individual Meter

Waterfront: **No**Water View: **No**

Year Built Description: Approximate

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: **No Tax Information**

Pin #: M:35 B:008 L:00039

Assessed: **\$391,200**

Tax: **\$5,950** Tax Year: **2022** Book: **4421** Page: **90**

Cert:

Zoning Code: **BL-1**Map: **35** Block: **8** Lot: **39**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: 0

Compensation Based On: Net Sale Price

Auction Information

Deposit Required: **\$10,000** Buyer's Premium: **10%**

Seller's Confirmation/Reserve: Yes

Abbreviated Terms: ON-SITE LIVE AUCTION: THURSDAY-MAY 5th @ 12:00 (NOON). PREVIEW begins @ 11AM The property is offered "AS-IS" with a MINIMUM BID of \$275,000 plus a 10% BUYERS PREMIUM. A non-refundable DEPOSIT of (\$10,000.00) is to be presented to Auctioneer in order to Register a Bidder by CERTIFIED or BANK CASHIERS CHECK by the purchaser at the time and place of auction. The balance is to be paid by certified or bank cashier's check and deed to transferred to the purchaser WITHIN (45) days at office of the Closing attorney. Brokers/Agents are WELCOME to participate but MUST register clients on Auctioneer website or directly with auctioneer at least 24 hours prior to Auction. Buyer Brokers/Agents to provide completed Client Agency form to auctioneer and are expected to be present at Auction/Showings and help facilitate a smooth Closing process. Auctioneer will confirm receipt/acceptance. Other terms to be announced at the time and place of auction. Please ask all questions prior to auction event.

Office/Agent Information

Listing Office: Berman Property Solutions [(508) 753-3989

Listing Agent: **Mark H. Shear** (508) 769-9419
Team Member(s): **Mark H. Shear** (508) 769-9419

Sale Office: Sale Agent:

Listing Agreement Type: Exclusive Right to Auction

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Appointment Required, Other (See Special Showing Instructions)

Showing: Facilitator: Call List Agent, Lock Box, Appointment Required, Other (See Special Showing Instructions)

Special Showing Instructions: Call/Text Broker-Mark Shear at 508-769-9419. Open Preview ALSO on Auction Day beginning at

11:00AM

Firm Remarks

Best information and Broker Incentive Registration at: www.BermanPropertySolutions.com - Access for viewing for BUYER Broker Clients available by appt.or starting at 11 AM day of auction. \$10,000 deposit by certified bank or cashier check. 45 day Closing. CALL Mark Shear, Broker: 508-769-9419.

Market Information

Listing Date: 5/5/2022

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:
Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

Cash Paid for Upgrades: Seller Concessions at Closing:

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Multi Family - 3 Family - 3 Units Up/Down List Price: \$275,000













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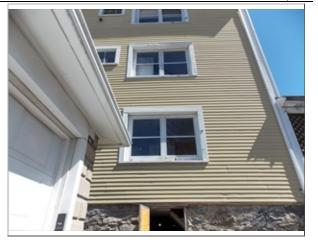




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Rooms: Kitchen, Living RM/Dining RM Combo Interior Features: Balcony/Deck, Hardwood Floors

Cooling: None

Unit #3

Bathrooms: 1f 0h Fireplaces: 0 Levels: 1 Floor: 3 Lease: No Rooms: 5 Bedrooms: 2 Rent: 0

Rooms: Kitchen, Living RM/Dining RM Combo Interior Features: Balcony/Deck, Hardwood Floors

Features

Area Amenities: Public Transportation, Shopping, Park, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station, University

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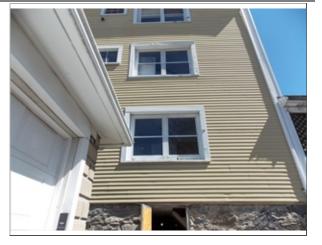




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